

32 Patterson Crescent SW
Calgary, Alberta

MLS # A2167082



\$1,399,000

Division:	Patterson		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,126 sq.ft.	Age:	1985 (39 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Insulated, Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Many Trees, Rectangular Lot, Secluded, S		

Heating:	Fireplace(s), Forced Air, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, See Remarks	Sewer:	-
Roof:	Rubber, See Remarks	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Cedar, Concrete, Silent Floor Joists, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, French Door, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Recessed Lighting, See Remarks, Smart Home, Soaking Tub, Storage, Tile Counters, Vinyl Windows, Wired for Sound		
Inclusions:	None		

Blow out pricing for immediate sale!!! Seller's loss is your gain!!! This impeccable luxury home is priced well-below seller's cost for quick sale!!! This home is in immaculate condition with no known issues and is in ready-to-move-in condition with nothing to do. High end brand name finishings and features throughout, attention to detail and a prestigious location make this home extremely desirable. Deluxe quality (Neff) kitchen, quartz flooring, multiple fireplaces, triple garage, large 8000+ sq/ft lot, 50 year warranty rubber roof and a desirable quiet street in a premium neighborhood are just a few of the many incredible features. Take advantage of this "steal of a deal"!!! The value in this home is clear and unmistakable and it won't last long at this incredible price!!! Buy it now before it's gone!!!